

FOR LEASE

HIGH-VISIBILITY MEDICAL OFFICE FRONTING BROADWAY IN CHULA VISTA

2,264 SF & 5,272 SF Available Street-Frontage Medical Office Space



Naples Centre | 1105-1111 Broadway | Chula Vista, CA 91911

Rare opportunity to lease a highly visible, street-facing medical office space located directly on Broadway in Chula Vista. This former vascular practice offers excellent frontage, strong signage potential, and exposure to heavy daily traffic. Flexible suite sizes of approximately 2,264 SF and 5,272 SF make this an excellent opportunity for medical users looking to reduce buildout time and cost.

- + Suites 301 & 302: Approx. 2,264 SF
- + Additional suite: Approx. 5,272 SF
- + Connected via a passthrough
- + Connection can be closed off
- + Near-turnkey medical opportunity

WHY THIS SPACE STANDS OUT

- Prime Broadway frontage on a main road in Chula Vista
- High-visibility street-facing space with strong exposure
- Former SS Vascular lab with existing medical infrastructure
- Flexible suite sizes: +/-2,264 SF or +/-5,272 SF
- Ideal for vascular, dialysis, imaging, surgery, or specialty medical use

CO-TENANTS

Western Dental, State Farm Insurance, Moneytree, and Community Research Foundation

CROWN PACIFIC GROUP, LLC

Commercial Real Estate | Private Portfolio & Property Management
Please consider the environment before printing.

Shani Clarke

7290 Engineer Road, Suite C, San Diego, CA 92111-1413
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EXISTING MEDICAL IMPROVEMENTS

- Medical office buildout with reception, waiting areas, exam/procedure rooms, lab/support space, and private offices
- Procedure room improvements including lead-lined walls, doors, and shielding for X-ray / fluoroscopy equipment
- Modifications for X-ray / imaging rooms
- Soundproofing and layout enhancements to improve patient flow
- Selective non-structural wall removal for a more open and flexible layout
- Passthrough access between suites
- DIRTT modular wall systems in portions of the space for potential reconfiguration or restoration
- Much of the construction is non-structural and can be modified to suit a new tenant's needs

DETAILED PLAN INCLUDED

The SS Vascular construction plan identifies waiting areas, reception/billing, lab, bathrooms, multiple exam rooms, storage, office, procedure room, recovery area, and support areas. The plan also notes lead-lined door and wall/shielding elements tied to X-ray/fluoroscopy use.

IDEAL USES

- Vascular / specialty medical
- Dialysis / infusion concepts
- Imaging / X-ray / fluoroscopy
- Outpatient surgery or procedure use
- Clinical research or healthcare services

SPACE FLEXIBILITY

- Suites may be leased separately or together
- Passthrough connection between spaces
- Connection can be closed off if desired
- Non-structural areas may be reconfigured

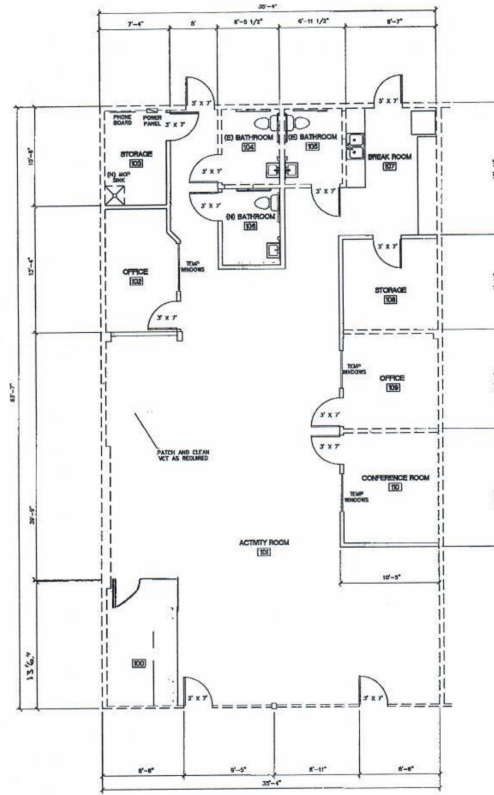
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SUITE 301-302 FLOOR PLAN | +/-2,264 SF

Existing layout shown for marketing reference only. Prospective tenants should verify suite condition, measurements, and permitted uses.

EXHIBIT B-1
SPACE PLAN



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"


Landlord(s) Initials

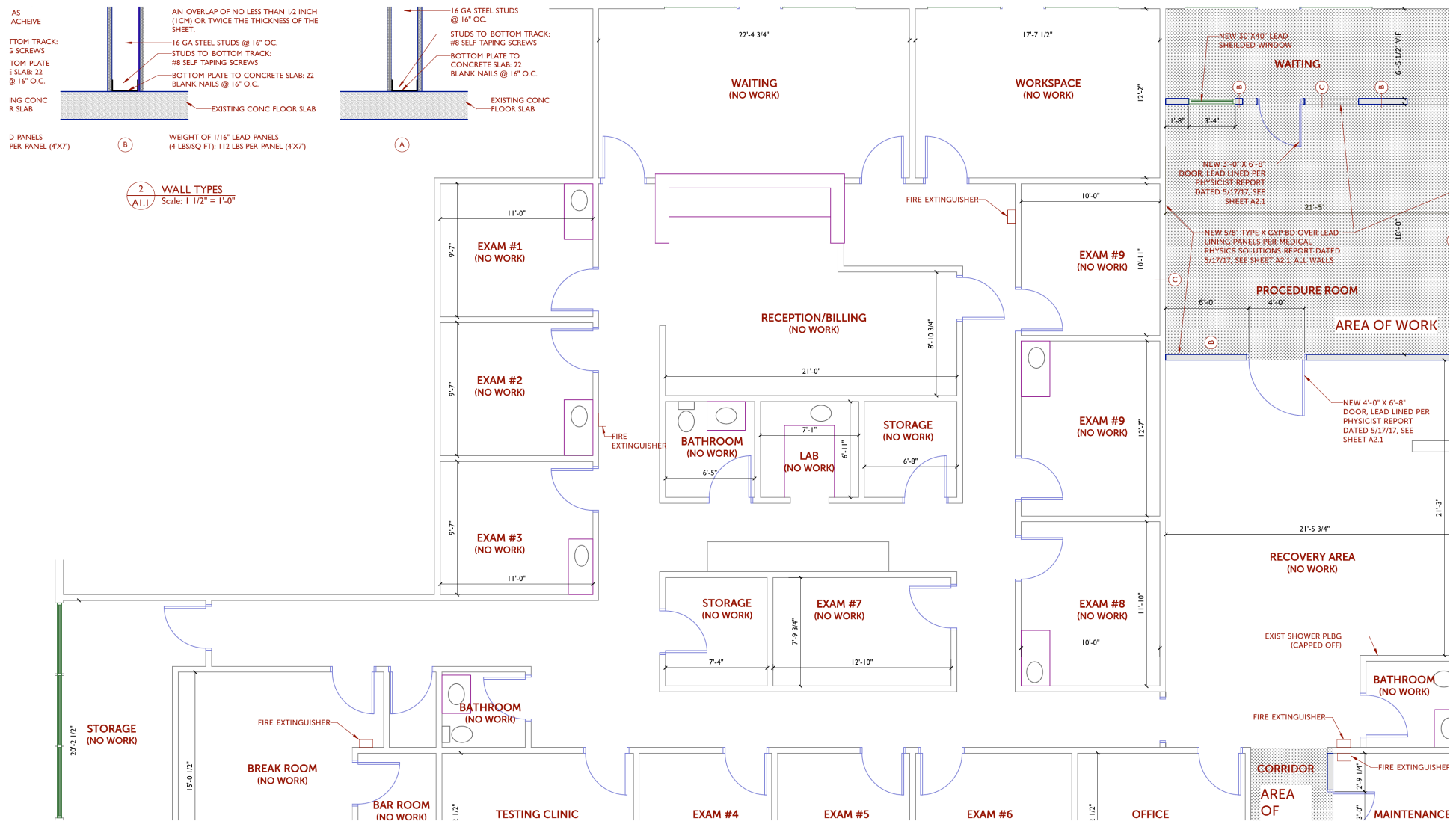

Tenant(s) Initials

FOR LEASE

HIGH-VISIBILITY MEDICAL OFFICE FRONTING BROADWAY IN CHULA VISTA

DETAILED SS VASCULAR FLOOR PLAN | +/-5,272 SF

Detailed plan includes waiting, reception/billing, exam rooms, lab, procedure room, recovery area, office, storage, and support areas.



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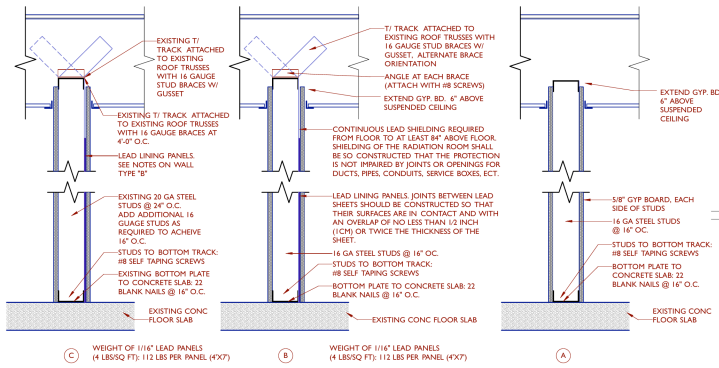
7290 Engineer Road, Suite C, San Diego, CA 92111-1413
858-505-9700 | Shani@CrownPacificGroupLLC.com

View Suite Availability on LoopNet
Mon-Thurs | 9:00 AM - 4:00 PM

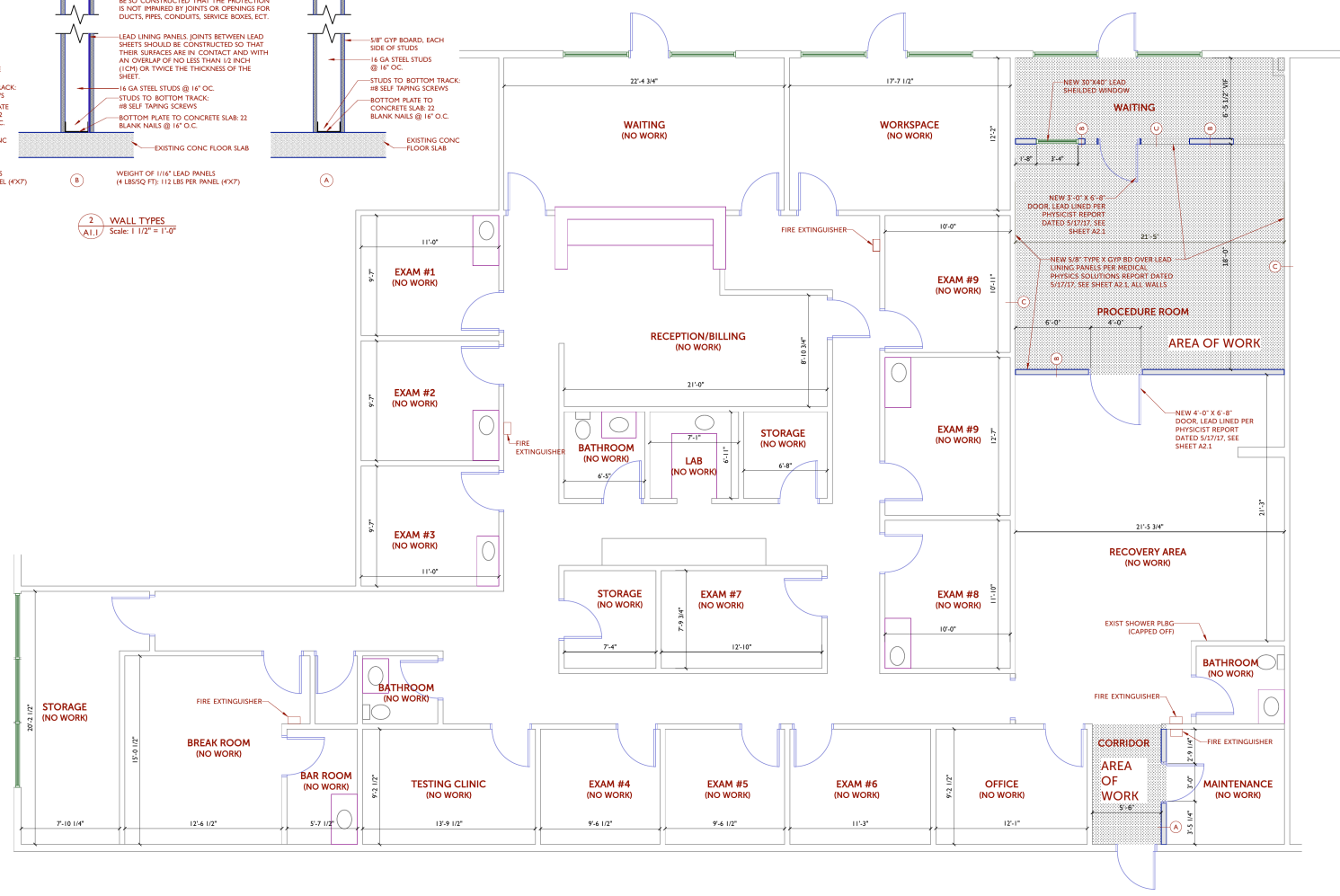
DETAILED PLAN

SS Vascular Construction Plan | 1111 Broadway | Chula Vista, CA 91911

Full uploaded plan included for reference - verify condition, measurements, uses, and code requirements.



WALL TYPES
Scale: 1 1/2" = 1'-0"



1 PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"



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GENERAL NOTES

- CONTRACTOR TO VERIFY ALL PROPOSED EXISTING DIMENSIONS, QUANTITIES & FIELD CONDITIONS AS REQUIRED FOR PROPER COMPLETION OF WORK. CONTRACTOR TO NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.
- UNDER NO CIRCUMSTANCES ARE DRAWINGS TO BE SCALED.
- ALL DESIGN COPYRIGHT 2017 ONE WORLD ARCHITECTURE LLC. ALL RIGHTS RESERVED.
- THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR, THE PROJECT MANUAL (IF ANY), ALL GENERAL NOTES, SHEETS, DRAWINGS, ADDENDUMS, CHANGE ORDERS, AND OTHER APPROVED MODIFICATIONS TO THE CONTRACT.
- CONTRACTOR SHALL MAKE AVAILABLE TO EACH SUB-CONTRACTOR PRIOR TO ISSUING SUB-CONTRACTS, COMPLETE COPIES OF THE CONTRACT DOCUMENTS AND HERE-ALL CONTRACTORS UP TO DATE WITH ALL REVISIONS AND CHANGES TO THE CONTRACT DOCUMENTS THROUGHOUT THE PROJECT.
- SUB-CONTRACTORS ARE BOUND TO GENERAL NOTES AND CONDITIONS INCLUDING PROJECT MANUAL, TERMS THAT MAY BE SHOWN ON PAGES OTHER THAN WHERE THEIR WORK IS INDICATED.
- ARCHITECTURAL DRAWINGS ARE INTENDED TO SHOW CONFIGURATION, QUANTITY, AND GENERAL TYPES OF CONSTRUCTION SYSTEMS. SPECIFIC PRODUCTS ARE TO BE SELECTED BY CONTRACTOR. ALL OWNER NOTICES BY ARCHITECT OF ANY CONFLICT BETWEEN SYSTEMS OR PRODUCTS, SELECTED AND DESIGN DOCUMENTS, SCOPE INCLUDES ARCHITECTURAL WORK ONLY.

SS Vascular
Client Contact:
SS Vascular
1111 Broadway
Chula Vista, CA 91911
APN: 618-210-40-00

PRINT DATE: JULY 5, 2017
PROJECT PHASE: CONSTRUCTION DOCS
rev. date: remark

CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE CURRENTLY ADOPTED BUILDING CODES OF SAN DIEGO, CALIFORNIA.
DATE

FIRST FLOOR PLAN

A1.1
17.14